



31 Clair Cres, Padstow Heights



## "Jewel in the Crown" sold with seven registered bidders making 44 bids

Thinking of selling or just researching the market....

Please contact me as you may be pleasantly surprised!

Two kitchens, three bathrooms with dual accommodation set up & ready for the outlaws, or the in-laws, extended family, or anyone in between!

The three things to remember when buying real estate.

This near level 879 sq mtr parcel of land is perched adjacent to a nature reserve overlooking Salt Pan Creek. "Back in the day", one could enjoy the vista & people using the waterway; however over the past 5 decades, the views have given way & are now best described as "glimpses".

The property boasts an enviable position, a northerly aspect, with extraordinary privacy backing onto the nature reserve, a generous frontage (approx.16.6mtrs at the building line) in arguably one of the district's premier locations.

Properties in this pocket are tightly held and this property surely gives new meaning to a "jewel in the crown".

The home was solidly build with suspended concrete floors and massive beams; now loaning itself to redesign only limited by your imagination and creativity.

If you are looking for a tranquil setting, with plenty of bird life and an abundance of established fruit trees , then you had better inspect this property.

The seller reserves the right to bring forward the auction/sale and any interested parties would be advised accordingly. Please be aware that webpage enquiries require a contact name, contact phone number and an email address. Enquiries that do not have this information may not receive a response. Disclaimer: "We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations..."

Note: In lieu of the current COVID-19 (Corona Virus) crisis; rest assured that we will be

4 3 2 879m2

<b>Price</b>	SOLD for \$1,355,000
<b>Property Type</b>	Residential
<b>Property ID</b>	73
<b>Land Area</b>	879 m2

### Agent Details

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### Office Details

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working in accordance with the advice and guidance of the Government. We are committed to operating within these new restrictions. We remain focused on the health and safety of the public, staff and local communities and responding to the situation as it evolves daily. Social distancing will be required to be maintained at all inspections with no physical contact. Hand sanitiser will be available on site. Note well:

1. Those who are feeling unwell may not enter the home.
2. Those who have been overseas or in close contact with a confirmed case of COVID-19 in the last 14 days may not attend the home.
3. If an attendee has been diagnosed with COVID-19 within 14 days of attending the home they must contact the Sales Agent immediately.
4. We are discouraging physical contact, so please refrain from doing so.
5. You will need to provide your details at the inspection & for our register so that you may be contacted if needed.
6. Documents pertaining to this property, such as contracts and brochures may not be on display but provided by email.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*